

NOTES:

NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO GRID NORTH NAD83 (CORS 2011) epoch 2010.00 AS DERIVED FROM GPS RTK OBSERVATIONS.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM AGGIELAND TITLE COMPANY AS SHOWN ON GF. NO. 51409 WITH AN EFFECTIVE DATE OF OCTOBER 11, 2021, AND ISSUED ON OCTOBER 12, 2021. ALL EASEMENTS SHOWN ARE BASED ON THIS COMMITMENT. STRONG SURVEYING, LLC DID NOT ENGAGE IN ANY EASEMENT RESEARCH.

BEARINGS AND DISTANCES ARE CALL AND ACTUAL UNLESS OTHERWISE NOTED.

PROPERTY IS CURRENTLY ZONED PD-M PER ORDINANCE NO. 2583 APPROVED BY CITY COUNCIL ON OCTOBER 11, 2022.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48041C0195 E, MAP REVISED DATE OF MAY 16, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014, PART OF THIS PARENT TRACT OF 95.29 ACRES IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA.

CONTOURS SHOWN ARE BASED ON AN ACTUAL ON THE GROUND SURVEY BASED ON CITY OF BRYAN MONUMENTATION.

BUILDING SETBACKS SHALL MEET THE CITY OF BRYAN PD-M ORDINANCE REQUIREMENTS.

- A 1/2" Iron Rod with Cap Set at all corners unless otherwise shown.

Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

Leonard Road F.M. 1688
[58/221]
(Asphalt Pavement)
80' w. ROW

10' wide ROW
0.35 AC.

F.M. 2818
284/177
(Asphalt Pavement - 62' w.) Approx. 320' w. ROW

10.94 Ac.
LOT 1, BLOCK 1

36.55 Ac.
LOT 2, BLOCK 1

Kelly Renee Weido
Called 2.345 Ac.
16494/32

Jason R. Seymour
Called 22.67 Ac.
11104/74

B-CS Brazos Club, Inc.
Lot 1, Block A
Discovery Subdivision
Called 3.814 Ac.
597/861

S & K Partners, LLC
12.413 Ac.
12555/240

PROPOSED
DETENTION POND

PROPOSED VIVA ROAD
80' wide ROW - 2.94 Ac.

LEGEND

- These standard symbols will be found in the drawing.
- ⊠ Sign
 - ⊠ Power Pole
 - ⊠ Traffic Signal Pole
 - ⊠ Telephone Pole
 - ⊠ Telephone Pedestal
 - ⊠ Fiber Optic Cable Marker
 - ⊠ Mailbox
 - ⊠ Fire Hydrant
 - ⊠ Water Manhole
 - ⊠ Water Valve
 - ⊠ Natural Gas Marker
 - ⊠ Pipeline Marker
 - ⊠ Guy Wire
 - X — Barbed Wire Fence
 - OHE — Overhead Electric
 - OHT — Overhead Telephone
 - VER — Underground Verizon Line
 - FOL — Underground Fiber Optic Line
 - G — Underground Gas Line
 - SS — Sanitary Sewer Line
 - W — Water Line

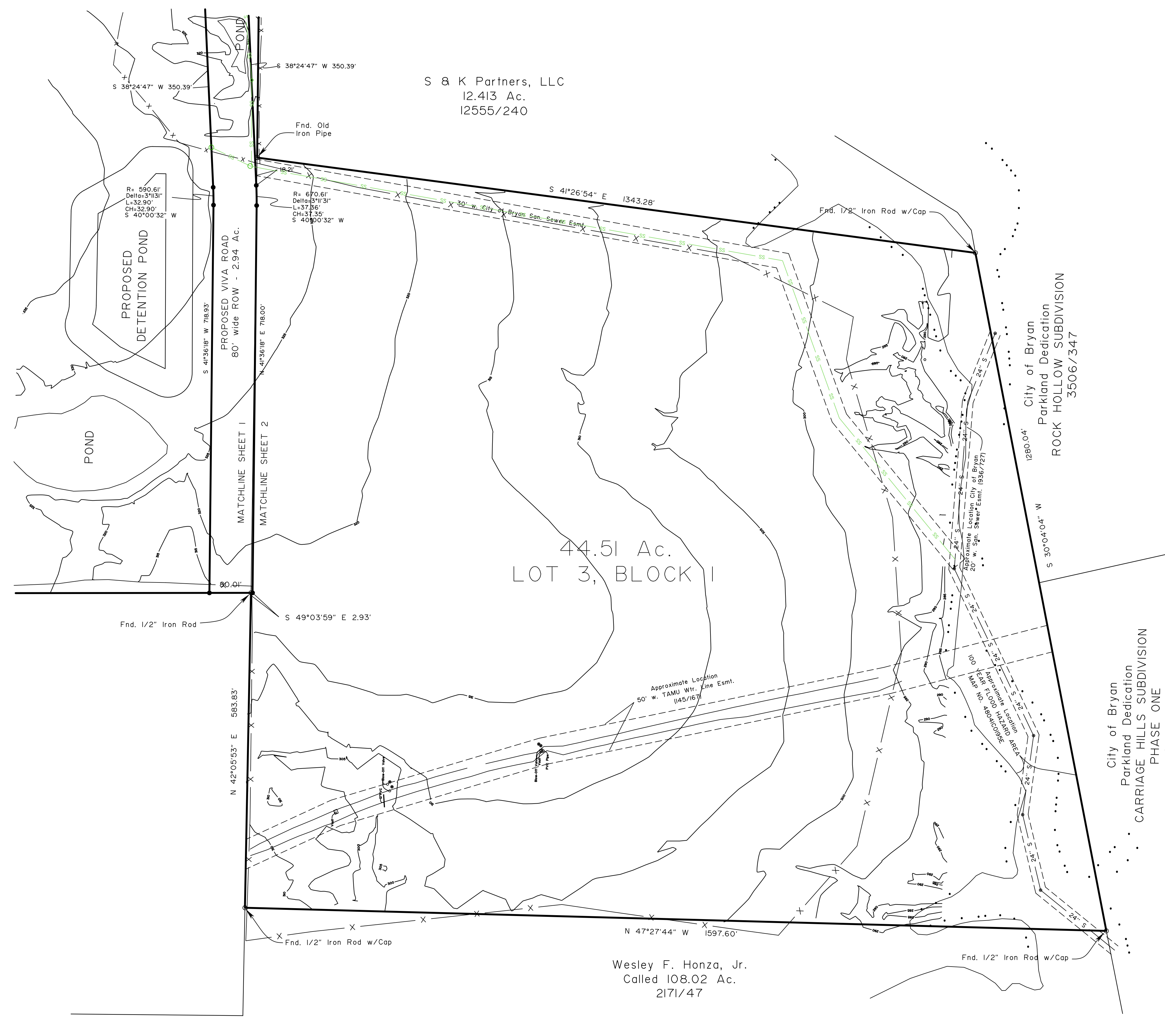
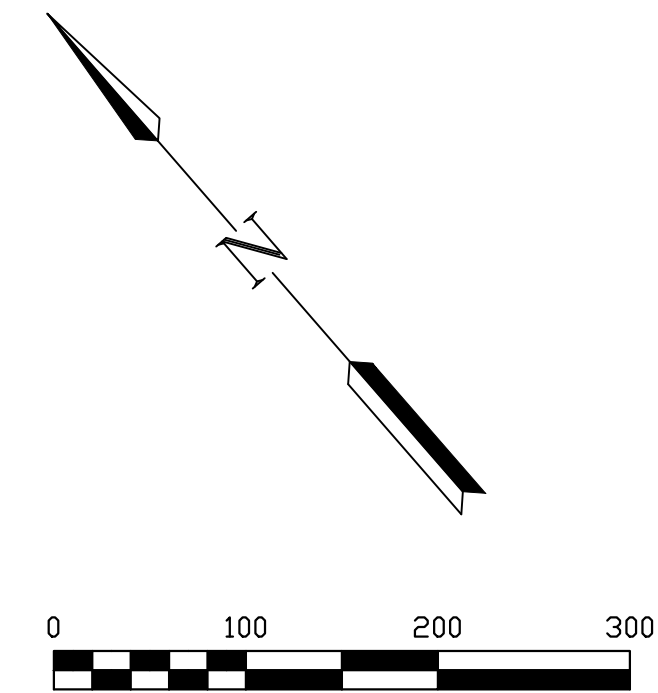
PRELIMINARY PLAN
OF
LOTS 1-3, BLOCK 1
BRYAN ISD
OPERATIONS DISTRICT
95.29 ACRES
OUT OF THE BRYAN ISD
95.29 ACRE TRACT
VOLUME 18014, PAGE 1
ZENO PHILLIPS LEAGUE, A - 45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 100' NOVEMBER 21, 2022
SHEET ONE OF TWO

OWNER:
Bryan Independent School District
801 South Ennis
Bryan, Tx. 77803
Phone No. 979-209-1137
Contact: Mr. Paul Buckner
Director of Construction and Energy Management

1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
email: curtis@strongsurveying.com

STRONG SURVEYING, LLC
FIRM No. 10093500



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